

FOR SALE

FORT LAUDERDALE, FL

STAND-ALONE OFFICE BUILDING

1322 SE 3rd Avenue

BUILDING

±3,120 SF

LAND

±14,000 SF

PARKING

14 Spaces

OFFERED AT

\$1,550,000

THE PROPERTY

A stand-alone office building minutes from Downtown Fort Lauderdale, steps from the new Federal Courthouse and Broward Health campus.

1322 SE 3rd Avenue is a ±3,120 SF two-story office building on a ±14,000 SF parcel in Fort Lauderdale’s 33316. Nine private offices, a conference room, reception, full kitchen and two baths — built out, in move-in condition, and available immediately.

Fourteen dedicated parking spaces wrap two sides of the lot, a rarity for small office product in this pocket. Barrel-tile roof, mature landscaping, and frontage on SE 3rd Avenue just south of the New River.

±3,120	±14,000	14	9	2
BUILDING SF	LAND SF	PARKING	OFFICES	FLOORS

Offered At	\$1,550,000	Building Status	Available Immediately
Address	1322 SE 3rd Ave	Neighborhood	Fort Lauderdale 33316
Property ID	5042-15-10-0760	Configuration	Two Stories





THE SPACE

Built out and move-in ready.

Glass-front reception, wood-look flooring and recessed lighting throughout. Seven private offices on the ground floor with a conference room and open work area; two further offices and flex space upstairs.

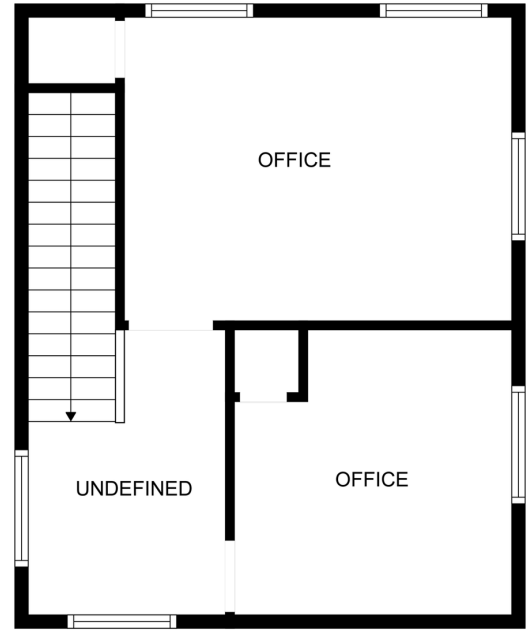


FLOOR PLANS

Nine private offices across two floors.



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

Seven private offices, conference room, reception, open work area, kitchen and two baths. Entry from the parking lot with frontage on 3rd Avenue.

SECOND FLOOR

Two additional offices plus undefined flex space — suited to expansion, storage, or a private principal's suite.

Plans are approximate and provided for illustration. Buyer to verify all dimensions and conditions.



THE LOCATION

Minutes from downtown Fort Lauderdale.

Just south of the New River between US-1 and SE 3rd Avenue — an established pocket of professional offices and single-family homes, close to downtown, the courthouse district and Las Olas.

A stand-alone office building minutes from Downtown Fort Lauderdale, steps from the new Federal Courthouse and Broward Health campus.

NEARBY

Downtown &
Courthouse

Las Olas Boulevard

Broward Health

US-1 Corridor

I-95 & I-595

FLL Airport & Port
Everglades

COMPASS COMMERCIAL

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